

ARCHITECTURAL REVIEW BOARD

September 10, 1985

MEMBERS PRESENT: Paul Cable
Stewart Harrod
Jouett Sheeting
Charlotte Stagner (4)

MEMBERS ABSENT: Norm Dooley

There being a quorum, the meeting was called to order by Chairman Sheeting.

The first item on the agenda was approval of the minutes of the meeting of August 13, 1985. Mrs. Stagner questioned whether a letter written by Mrs. Alice Samuels, endorsing the addition of a room at 224 East Third Street by Mr. Michael Fields, should have been included in the minutes. Mr. Randy Shipp responded that this item could be included. Mrs. Stagner made a motion to approve the minutes. Mr. Cable seconded the motion. The motion was carried unanimously.

The first item on the agenda under Old Business was the continuation of the request by Mr. Michael A. Mills for approval of exterior repair of the structure at 107 River Drive. Mr. Shipp told the Board that the work has been done but it was done through a building permit issued by Mr. Shipp's office. He explained that a truck had backed into the loading dock area, missed the door opening, and hit the wall itself, causing a severe stabilization problem. Mr. Shipp further stated that because it was a nonhistoric building and because of the structural stability question, his office went ahead and allowed Mr. Mills to continue with the repairs, with the stipulation that it come before the Board for final action. Mr. Shipp explained what kind of repair work was done. The recommendation from Mr. Shipp was to take the concrete block and paint it a red color as to blend with the existing building as it now stands. There was a representative present for Mr. Mills. Mr. Sheeting suggested that since the work has been done on the building and since it was under emergency measures, then the Board should approve the work that has been done. Mr. Cable moved to approve the repair work with consideration of painting the block structure a red color comparable to the building. Mrs. Stagner seconded the motion. The motion was carried unanimously.

The first item under New Business was a request by The Kentucky Association of Highway Contractors to approve the removal of existing window sashes, to be replaced by energy-efficient windows of the same dimensions, at 119 West Broadway. Mr. Shipp stated that at this time

the existing windows are not weatherstripped and have only a single pane thickness. He further stated the new Thermalizer windows would be the same size and pane configuration and that there were 45 windows involved in this request. Mr. Shipp explained that while the original windows are of wooden construction, the replacement would be of aluminum construction and the aluminum will be a brown color so as to not stand out so much. A representative of The Kentucky Association of Highway Contractors was present. A motion was made by Mrs. Stagner to issue a certificate of appropriateness. Mr. Cable seconded the motion. Said motion was carried unanimously.

The next two items on the agenda were two requests by Larry C. Holder. Mr. Shipp explained that these items had been withdrawn as the applicant was not able to attend nor have a representative present.

The next item was a request from Mr. Roy Laughlin for approval of the construction of a workshop/garage at 417 Logan Street. Mr. Laughlin was present. Mr. Shipp explained that access to the garage portion would be from Stanley Street. The building would be 20' x 30' and set 2' from the rear and side lot lines. The frame construction would be covered with weatherboarding and would be topped with a simple gable roof. The south elevation will have a standard door with two small windows. Mr. Shipp stated that the dwelling would be considered contributing to the district. He also went over the applicable regulations. One addition to the staff report was made by Mr. Shipp. On the eastern elevation of the property there would be a standard size sliding garage door, not centered in the eastern elevation, but more towards the southern end of the elevation. Mr. Sheeting asked Mr. Laughlin if he was going to tear down the existing garage, and Mr. Laughlin indicated he would not tear it down. Mr. Sheeting also asked if the mass of the building violated any type of code governing the construction of property in that area and Mr. Shipp informed him that it did not. Mr. Shipp also informed the Board that the setbacks were in accordance with regulations. Mr. Cable asked if there was any opposition from neighbors and Mr. Shipp said they had received no opposition but did receive one letter from Anna Mae Risk, the adjacent property owner, who supported the request. Mr. Shipp read the letter to the Board. Mr. Cable moved that the Board issue a certificate of appropriateness for the project. Mr. Harrod seconded the motion and the motion carried unanimously.

The next item on the agenda was a request from Motra Enterprises. Mr. Shipp explained that Tommy Roberts, a representative of Motra Enterprises, was to be present and asked that the Board defer until the conclusion of the staff discussion. This was in agreement by the Board members.

The next item of business was discussion of the Bylaws. Mr. Shipp discussed an amendment that had been added in Article V, Board Action. The amendmend read: Section 5.1 Before the Board will consider any request, the applicant or a knowledgeable representative must be present at the meeting. If no such representative is present, the action will be deferred to a future meeting. Mr. Sheeting asked for comments by the Board. Mrs. Stagner stated she felt it was a good inclusion. Mrs. Stagner moved that this amendment be accepted into the Bylaws. Mr. Cable seconded the motion and it was carried unanimously.

Mr. Sheeting asked Mr. Shipp to clarify Section 5.2 of the Bylaws. Mr. Shipp explained that this Board was made up of five individuals, and for anything to pass, it takes a minimum of three votes for approval. If in the case there were only three members present, even though that was a quorum, if the vote came out 2 to 1, it would not pass.

Mr. Sheeting discussed receiving questions concerning the Morris Arcade, stemming back to the Board's action on this project. Mr. Sheeting asked Mr. Shipp "to get the wheels rolling and put into progress" some information for the newspaper to explain the Board's purpose and position. Mr. Shipp informed the Board that he has inquired about the possibility of a Sunday feature. Mr. Sheeting asked the Board members if there would be any objection to a picture being taken of the Board to be included with this article. All members were in agreement.

Mrs. Stagner asked for the status on the Melody Park Apartments located on East Todd Street. Mr. Shipp said the building permit had been upheld prior to this Board's powers over it, and that the last he had heard the applicant was still dealing with the state on certain matters.

Mr. Shipp brought up one more item of business. His office was going through the records of the different boards and found that Mrs. Stagner's term expires September 12th. He explained that the way this works is the member, even though his term has expired, is requested to remain until either he is reappointed or a new member is appointed. Mr. Shipp said his office has notified the Mayor's Office about this. He apologized waiting so late to make the discovery. Mr. Sheeting suggested that the article to appear in the paper should include Mrs. Stagner, and Mr. Shipp suggested that the article should mention all members who have served on the Board in the past, since the Board is only two years old. Mr. Sheeting requested that Mr. Shipp check on all Board members' expiration dates.

No representative from Motra Enterprises appeared.

Mr. Howard made a motion to adjourn. Mr. Cable seconded the motion.
The motion was carried unanimously.


CHAIRMAN